



CITY OF DURHAM | DURHAM COUNTY
NORTH CAROLINA



MAJOR SITE PLAN REPORT

Meeting Date: June 16, 2014

Reference Name	New Hope Church Building and Parking Addition	Jurisdiction	City
Request	27,034 square foot building expansion and additional parking lot expansion to an existing 33,898 square foot two-story place of worship		
Site Characteristics	Tier:	Suburban	
	Use:	Place of Worship	
	Zoning:	Rural Residential (RR)	
	Overlays:	Falls of the Neuse/Jordan Lake Protected Area (F/J-B)	
	Size:	35.295 acres	
Applicant	Stewart Inc.	Submittal Date	November 19, 2013
Location	7619 and 7605 Fayetteville Road, on the eastern side of Fayetteville Road and at the intersection of Fayetteville Road and Atkins Heights Boulevard		
PIN(s)	0717-02-78-4536, 79-4253		

A. Summary

Stewart Inc., on behalf of New Hope Church Inc. and The Wesleyan Investment Foundation Inc., has submitted a major site plan for a 27,034 square foot building expansion and additional parking lot expansion to an existing 33,898 square foot two-story place of worship on 35.292 acres, zoned Rural Residential (RR) and Falls of the Neuse/Jordan Lake Protected Area (F/J-B). The site is located at 7619 and 7605 Fayetteville Road, on the eastern side of Fayetteville Road and at the intersection of Fayetteville Road and Atkins Heights Boulevard. A Major Site Plan is required per UDO Section 3.7.3B due to the need for a Transportation Special Use Permit (T1400001). The project will be accessed by two existing private driveway connections to the east side of Fayetteville Road. The Durham City/County Board of Adjustment approved a Minor Special Use Permit (B1400003) at its May 27, 2014 meeting to allow the place of worship use within the RR zoning district.

B. Dimensional Requirements

The proposed building meets or exceeds all dimensional requirements of the RR district.

General Zoning Requirements			
Zoning Requirement	Ordinance Provisions	Required	Proposed
Street Setback (Feet)	6.9.1A	25	25
Side Yard (Feet)	6.9.1A	Min. 10' Aggregate of 24' Total	12
Rear Yard (Feet)	6.9.1A	25	25
Vehicle Parking Spaces	10.3.1A	539	641
Handicap Parking Spaces	10.3.2	13	14
Bicycle Parking Spaces	10.3.1A	32	34
Allowed Building Height (Feet)	6.9.1A	45	33'-6-3/4"
Open Space	6.9.1A	10%	19.84%
Buffers (Adjacent to Residential Use or Zoning) (Opacity, Feet)	9.4.3B	60% opacity, 30 foot width	60% opacity, 30 foot width
Buffers (Adjacent to Non-residential Use or Zoning) (Opacity, Feet)	9.4.3B	60% opacity, 30 foot width	60% opacity, 30 foot width
Tree Coverage	8.3.1C.4a	10%	19.84%
Maximum Impervious Surface	8.7.2B.1	24%	21.8%

C. Infrastructure Impacts

1. Streets and Sidewalks

The project will be accessed by two existing private driveway connections to the east side of Fayetteville Road. A Traffic Impact Analysis (TIA) was required and performed for this site and a Transportation Special Use Permit is required for the site prior to site plan approval. The applicant is dedicating 20 feet of right-of-way along Fayetteville Road adjacent to the northern parcel. Public sidewalks will be provided along the northern parcel adjacent to Fayetteville Road and public sidewalks were previously constructed in an earlier phase along the remainder of the development. Internal sidewalk connections

between the buildings, parking and public sidewalks exist and additional sidewalk connections are proposed for expanded parking areas. A gravel trail is being proposed to link internal sidewalks to the adjacent American Tobacco Trail.

2. Transit Impacts

No transit service is provided in the vicinity of the site.

Area Land Uses and Designations		
	Existing Uses	Land Use Designations
North	Place of Worship	Low Density Residential/Recreation Open Space
East	Single-family/Agriculture	Low Density Residential/Recreation Open Space
South	Community Service	Very Low Density Residential
West	Single-family Residential	Low Density Residential

3. Utilities

The project will be served by public water and sewer services, which exist on site.

4. Stormwater/Drainage

The project was reviewed and approved City Stormwater Services.

D. Site Characteristics

5. Watershed Protection

The site is located within the Falls of the Neuse/Jordan Lake Protected Area (F/J-B) watershed protection overlay and is in the Cape Fear River Basin. The applicant is proposing to limit the total impervious surfaces for this project to 21.8%. Therefore, no stormwater controls are required except to meet the Jordan Basin regulations, the City of Durham's Stormwater Performance standards for removal of nutrient and total suspended solids and maximum impervious surface runoff of the one year storm event. Engineered stormwater controls have been approved by City Stormwater Services.

6. Floodplain, Stream Buffers, Steep Slopes and Wetlands

A jurisdictional perennial stream is located on the eastern parcel lines of both subject parcels. An intermittent stream branch extends westward off of the perennial stream into the central portion of the main site. Fifty foot riparian buffers are required for these jurisdictional streams and no impacts are being proposed within the streams or riparian buffers.

The site contains areas of 100-year floodplain and floodway located on the easternmost parcel boundaries within the main perennial stream channel. No impacts are being proposed within the 100-year floodplain or floodway.

There are no steep slopes or wetlands on this site.

7. Landscaping

Street trees along all roadways, and landscaping for the parking lots and within the perimeter buffers are being provided as required by the Ordinance.

8. Tree Coverage

The applicant has exceeded the minimum 10.0% (3.39 acres) of tree coverage required by providing 19.84% (6.73 acres) in tree preservation areas. The tree preservation areas are located within the riparian stream buffers and floodplain areas and contain many of the specimen trees on site.

9. Recreational Area/Open Space

The applicant has exceeded the minimum 10.0% (3.39 acres) of open space required by providing 19.84% (6.73 acres) of natural open space within in tree preservation areas located within the riparian stream buffers and floodplain areas.

E. Notification

Public notification is required for site plans requesting a modification to the standards specified in Section 3.7.3B.2 Major Site Plans that are granted at the discretion of a governing body. In accordance with Section 3.2.5, all property owners within 600 feet have been notified by mail of this request. In addition, neighborhood organizations within 1,000 feet have also been notified. The following groups were notified of this project:

- Downing Creek Community Association
- Fairfield Community Awareness Committee
- Durham Justice and Fairness Inter-Neighborhood Association

- Partners Against Crime - District 3
- Keep Durham Beautiful
- Inter-Neighborhood Council
- Fairfield Community Awareness Committee
- Peoples Alliance
- Jordan Lake Resource Management

F. Staff Contact

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G. Attachments

Attachment 1, Context Map

Attachment 2, Site Plan Reduction (14 pages)